

Ryden

TO LET

HIGH QUALITY OPEN-PLAN
OFFICE ACCOMMODATION
119 SQ M (1,283 SQ FT)



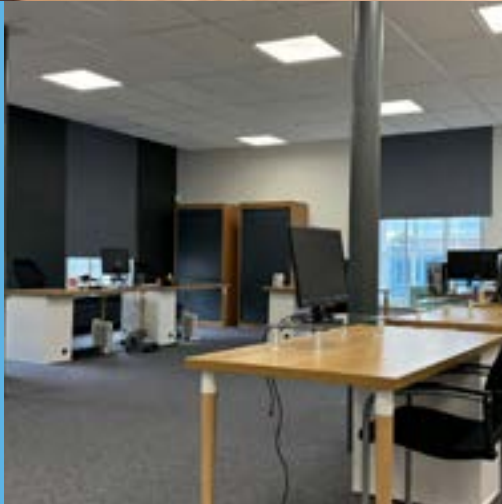
**STUART HOUSE
ESKMILLS
STATION ROAD
MUSSELLBURGH
EH21 7PB**

**CROLLA'S ITALIAN KITCHEN
AND COMPANY BAKERY
IN THE COURTYARD**

FIRST FLOOR

FLEXIBLE LEASE TERMS

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)














LOCATION

Stuart House is located in a booming business community in Musselburgh with close proximity to the Edinburgh City Bypass, Fort Kinnaird and less than a 5 minute drive to Musselburgh Train Station.

In the immediate vicinity is Crolla's Italian Kitchen & Company Bakery, as well as Tesco Extra Supermarket. Further along the River Esk is Musselburgh High Street with a wide variety of cafes, shops, bars and restaurants.

DESCRIPTION

The subjects comprise an open-plan office on the first floor, accessible via a common stair and lift access. The office benefits from:

-  Raised access flooring
-  LED lighting
-  24/7 Access
-  Common kitchen
-  Showers
-  WC's
-  DDA Compliant
-  Extensive car parking
-  Cycling amenities
-  Door entry system
-  Bookable meeting room

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately 119 sq m (1,283 sq ft).

ENTRY

Entry is available upon completion of missives.

LEASE TERMS

The property is available to lease on flexible terms. For full information on the quoting terms available, please contact the sole letting agent.

BUSINESS RATES

In accordance with the Scottish Assessors, the current rateable value is £14,100, resulting in a rates liability (2024/25) of £7,022.

Under the current Small Business Bonus Scheme, up to 100% relief may be available.

VAT

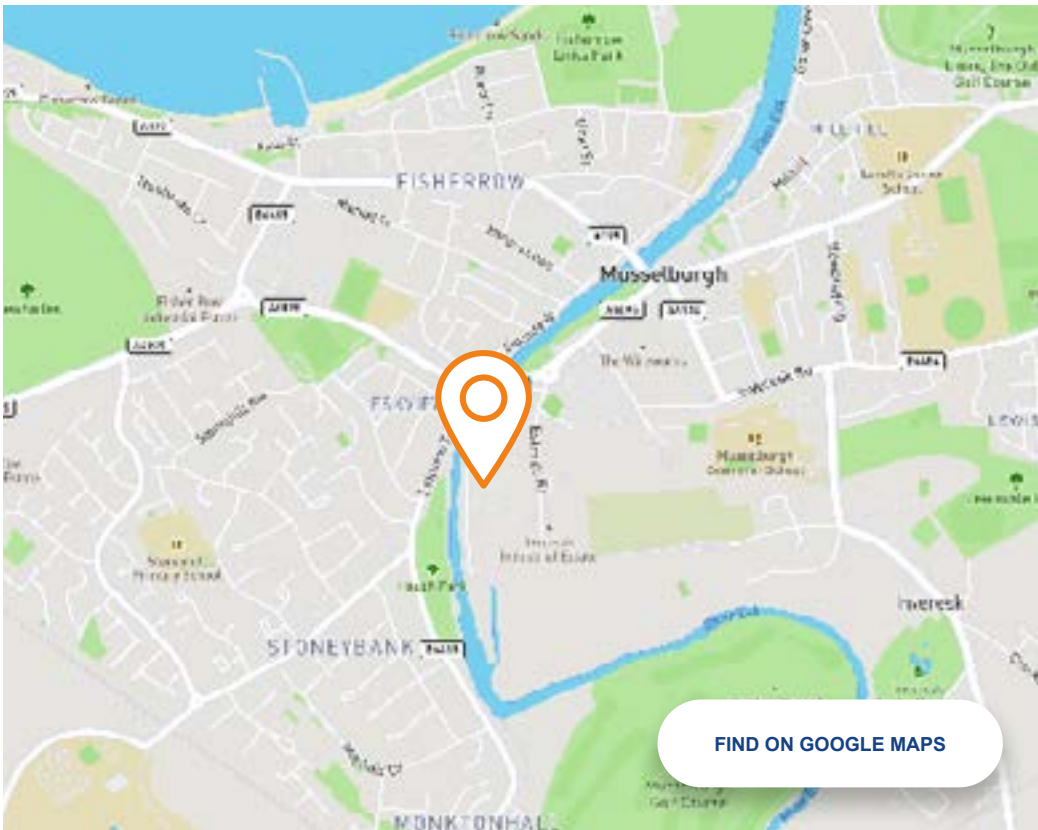
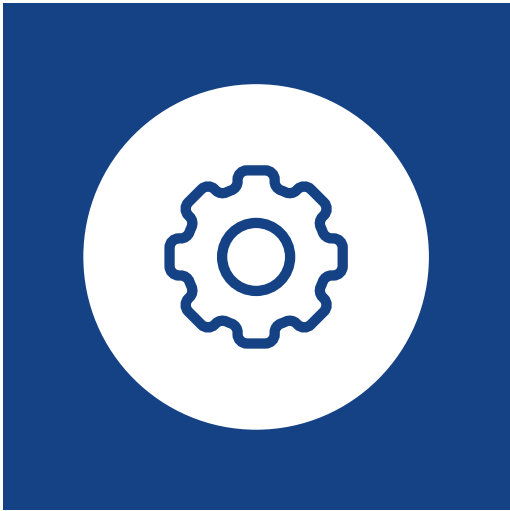
All figures quoted are exclusive of VAT, which is payable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser responsible for the payment of registration dues and any LBTT payable.

EPC

The property benefits from an EPC of 'A'. A copy of the EPC is available upon request.





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GET IN TOUCH

Please get in touch with our letting agents for more details.

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **October 2024**

